



**REVISED**  
**AGENDA**

Site Development Review Committee  
Regular Meeting  
Tuesday – May 23, 2006 @ 10:00 a.m.  
*Council Chambers, Bryan Municipal Building*

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**WORKSHOP:** (SDRC Members Only) Room 305, Bryan Municipal Building @ 9:30 a.m.

**NEW APPLICATIONS:**

- 1. Preliminary Plan. PP06-09. Stephen F Austin #9.** This is a plan proposing 1 lot consisting of 34.77 acres for commercial and industrial development. This property is located on the east side of N Harvey Mitchell Pkwy approximately 2800 feet north of the intersection of N Harvey Mitchell Pkwy and W SH-21.  
CASE CONTACT: Beth Wilson (CEK)  
OWNER/APPLICANT/AGENT: M. Lipsitz & Co./Same as Owner/Matkin-Hoover Engineering  
SUBDIVISION: Stephen F Austin #9
- 2. Site Plan. SP06-24. Recycling Center.** This is a site plan proposing a 20,000 sf office/recycling center facility for the sorting and recycling of plastic, glass, paper, and aluminum cans. This site is located on the east side of N Harvey Mitchell Pkwy approximately 2800 feet north of the intersection of N Harvey Mitchell Pkwy and W SH-21.  
CASE CONTACT: Beth Wilson (CEK)  
OWNER/APPLICANT/AGENT: M. Lipsitz & Co./Same as Owner/Matkin-Hoover Engineering  
SUBDIVISION: Stephen F Austin #9
- 3. Site Plan. SP06-26. Taco Bell Restaurant.** This is a site plan proposing the construction of a 2960 sf Taco Bell Restaurant and a 1200 sf storage building to replace the existing Taco Bell Restaurant on the same site. This property is located at the northwest corner of the intersection of S. Texas Ave. and Homestead Street (920 S. Texas Ave.). This site plan is associated with Replat RP06-07 Smythe Addition.  
CASE CONTACT: John Dean (RPR)  
OWNER/APPLICANT/AGENT: Sara Corporn/Dirk Dozier/Dwayne Kostiha  
SUBDIVISION: Smythe Addition
- 4. Site Plan. SP06-28. Pendleton Place.** This is a site plan proposing a multi-family development on 11.60 acres. This property is located on Pendleton Drive approximately 1000 feet from the intersection of Pendelton Drive and Boonville Road.  
CASE CONTACT: Stephan Gage (RPR)  
OWNER/APPLICANT/AGENT: Pendleton Apts, Ltd./MDG/MDG  
SUBDIVISION: Pendleton Place
- 5. Rezoning (PD). RZ06-12. Stephen F Austin #9.** A request to rezone a 34.77 acre tract to currently zoned PD-M & A-O to PD-C & PD-I. This property is located 2800 feet north of the intersection of N Harvey Mitchell Pkwy & W SH-21. **\*\*ADDENDUM AGENDA ITEM–NO PAPER COPY WILL BE PROVIDED\*\***  
CASE CONTACT: Beth Wilson (CEK)  
OWNER/APPLICANT/AGENT: M. Lipsitz & Co./Same as Owner/Matkin-Hoover Engineering  
SUBDIVISION: Stephen F Austin #9

**REDEVELOPMENTS:**

1. **Site Plan. [SP06-25](#). Wholesale-Manufacturing Facility Expansion.** This is a site plan proposing the addition of an 800 sf one-story metal building at an existing Wholesale-Manufacturing Facility. The site is located on the east side of the Hwy 6 Bypass approximately 1000 feet south of the intersection of the Hwy 6 Bypass and Woodville Rd. (3909 Elaine Drive).  
CASE CONTACT: Stephan Gage (CEK)  
OWNER/APPLICANT/AGENT: Carrabba Brothers Ltd./Same as Owner/Kling Engineering  
SUBDIVISION: Woodville Acres #3
2. **Site Plan. [SP06-27](#). Garlyn Shelton Parking Canopy.** This is a site plan proposing the addition of an approximately 1380 sf parking canopy over 4 existing parking spaces. This site is located on the east side of the Hwy 6 Bypass at the southeast corner of the intersection of Briarcrest and Hwy 6 Bypass (3100 Briarcrest Drive).  
CASE CONTACT: Stephan Gage (CEK)  
OWNER/APPLICANT/AGENT: Garlyn Shelton/Same as Owner/Rabon Metcalf  
SUBDIVISION: Garlyn Shelton Imports

**REVISIONS: (May not be distributed to all members)**

1. **Alley Closing. [AC06-01](#). Stephen F Austin-Beck Street.** This is a revised request to close an alley consisting of approximately 0.138 acres.  
CASE CONTACT: Stephan Gage (CEK)  
OWNER/APPLICANT/AGENT: City of Bryan/Paul Kasper/ Same as Applicant  
SUBDIVISION: Woodlawn Addition
2. **Replat. [RP06-09](#). W.J. Coulter.** This is a revised plat creating 50 feet of ROW for a proposed street named Mervin's Run and 0.523 acres of Common Area.  
CASE CONTACT: Beth Wilson (RPR)  
OWNER/APPLICANT/AGENT: Habitat for Humanity/Same as Owner/Kerr Surveying  
SUBDIVISION: W. J. Coulter Subdivision
3. **Replat. [RP06-10](#). Stovall Addition.** This is a revised plat proposing the reconfiguration of 6 residential lots along Cassib Street.  
CASE CONTACT: Beth Wilson (RPR)  
OWNER/APPLICANT/AGENT: Habitat for Humanity/Same as Owner/Kerr Surveying  
SUBDIVISION: Stovall Addition
4. **Final Plat. [FP06-06](#). Angels Gate Subdivision–Phase 1.** This is a revised plat proposing 44 lots consisting of 7.99 acres for residential development.  
CASE CONTACT: Beth Wilson (RPR)  
OWNER/APPLICANT/AGENT: Habitat for Humanity/Same as Owner/Kerr Surveying  
SUBDIVISION: Angels Gate Subdivision–Phase 1

5. **Master Plan. [MP06-05](#). Austin's Estates-Phase 1-5.** This is a revised master plan showing the proposed residential development of 282.9 acres located along Austin's Estates Drive near Old Reliance Rd.  
CASE CONTACT: Beth Wilson (RPR)  
OWNER/APPLICANT/AGENT: 88 Joint Venture/ Same as Owner/Kling Engineering  
SUBDIVISION: Austin's Estates-Phase 1-5
6. **Final Plat. [FP06-08](#) & Preliminary Plan. PP06-03. Austin's Estates-Phases 4A & 4B.** This is a revised plat proposing 31 lots consisting of 49.55 acres for residential development located along Austin's Estates Drive near Old Reliance Rd.  
CASE CONTACT: Beth Wilson (RPR)  
OWNER/APPLICANT/AGENT: 88 Joint Venture/ Same as Owner/Kling Engineering  
SUBDIVISION: Austin's Estates-Phase 4A & 4B
7. **Replat. [RP06-08](#). Rockwood Park Subdivision.** This is a revised plat proposing the reconfiguration of Lots B4 and B5 of Block B in the Rockwood Park Subdivision.  
CASE CONTACT: Martin Zimmermann (RPR)  
OWNER/APPLICANT/AGENT: J.W. Chism/ Same as Owner/Garrett Engineering  
SUBDIVISION: Rockwood Park Subdivision
8. **Replat. [RP06-04](#). Oak Glade Addition.** This is a revised plat proposed 8 lots on a 1.032 acre tract for residential development.  
CASE CONTACT: Beth Wilson (CEK)  
OWNER/APPLICANT/AGENT: Tom Pinones/Integrity Developers/Gattis Engineering  
SUBDIVISION: Oak Glade Addition
9. **Conditional Use. [CU06-04](#). Patio Homes.** This is a revised request to allow 8 patio homes in a 'RD-5' Residential District-5000 zoning district.  
CASE CONTACT: Beth Wilson (CEK)  
OWNER/APPLICANT/AGENT: Tom Pinones/Integrity Developers/Gattis Engineering  
SUBDIVISION: Oak Glade Addition
10. **Site Plan. [SP06-22](#). Navarro Elementary School.** This is a revised site plan proposing an approximately 12,000 sf building addition and other site improvements at Navarro Elementary School. This property is located at intersection of Indian Trail and Northwood Drive (4619 Northwood Drive).  
CASE CONTACT: Beth Wilson (CEK)  
OWNER/APPLICANT/AGENT: BISD/R.L. Payne & Associates/Bleyl & Associates  
SUBDIVISION: BISD-Northwood Subdivision Ph 10